108.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	886,000 / 886,000
					USE VALUE:	886,000 / 886,000
					ASSESSED:	886,000 / 886,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		PAWNEE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASEREJIAN JACK K/ TRUSTEE
Owner 2:	NAROIAN SUZY M/TRUSTEE
Owner 3:	
Street 1:	15 PAWNEE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MASEREJIAN KEVORK G & AZNIV -
Owner 2:	-
Street 1:	15 PAWNEE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .223 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1957, having primarily Wood Shingle Exterior and 3244 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9722.000	387,800		498,200	886,000
Total Card	0.223	387,800		498,200	886,000
Total Parcel	0.223	387,800		498,200	886,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 273.09 /Parcel: 273.09

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 69428

GIS Ref

GIS Ref

Insp Date 08/03/18

!8521!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	387,800	0	9,722.	498,200	886,000		Year end	12/23/2021
2021	101	FV	374,400	0	9,722.	498,200	872,600		Year End Roll	12/10/2020
2020	101	FV	374,300	0	9,722.	498,200	872,500	872,500	Year End Roll	12/18/2019
2019	101	FV	308,700	0	9,722.	498,200	806,900	806,900	Year End Roll	1/3/2019
2018	101	FV	307,300	0	9,722.	427,000	734,300	734,300	Year End Roll	12/20/2017
2017	101	FV	307,300	0	9,722.	398,500	705,800	705,800	Year End Roll	1/3/2017
2016	101	FV	307,300	0	9,722.	341,600	648,900	648,900	Year End	1/4/2016
2015	101	FV	306,000	0	9,722.	306,000	612,000	612,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:28:49

LAST REV

Date	Time
02/25/20	13:29:06
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8521

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASEREJIAN KEVO	1433-22		4/22/2013	Convenience	1	No	No		
MASEREJIAN AZNI	1433-21		4/22/2013	Convenience	1	No	No		
MASEREJIAN KEVO	1433-20		4/22/2013	Convenience	1	No	No		
	999-96		6/1/1985		189,500	No	No		Y

USER DEFINED

Prior Id # 1:	69428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2019	1248	Siding	27,500	C				
9/27/2011	1183	Re-Roof	14,500					
9/17/2008	1152	Manual	7,000					repair front brick

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2018	MEAS&NOTICE	CC	Chris C
2/19/2009	Meas/Inspect	163	PATRIOT
12/3/1999	Inspected	264	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/3/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9722		Sq. Ft.	Site		0	70.	0.73	4									498,162						498,200	

Total AC/HA:	0.22319	Total SF/SM:	9722	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	498,162	Spl Credit		Total:	498,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.23075223
Const Adj.:	1.00739920
Adj $ / SQ:	123.986
Other Features:	134638
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	526841
Depreciation:	139086
Depreciated Total:	387755

COMMENTS

643-2776.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

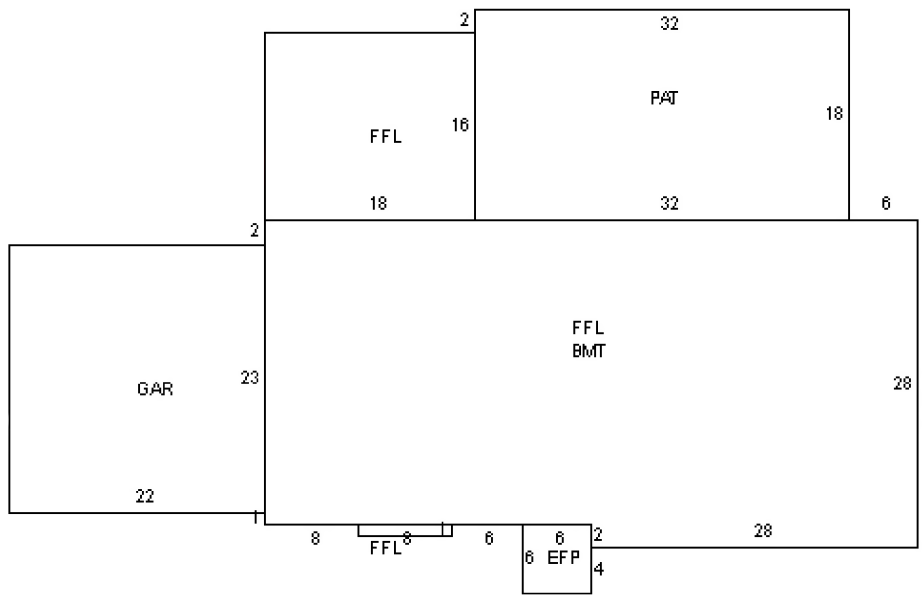
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	136.38
Special Features:	0	Val/Su Net:	87.38
Final Total:	387800	Val/Su SzAd	214.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,808	123.990	224,166
BMT	Basement	1,512	69.880	105,661
PAT	Patio	576	2.920	1,683
GAR	Garage	506	20.090	10,165
EFP	Enclos Porch	36	73.140	2,633

Net Sketched Area:	4,438			Total:	344,308
Size Ad	1808	Gross Area	4438	FinArea	3244

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	95	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	